

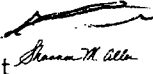
VINCENT N. SCHEIDT

Biological Consultant

3158 Occidental Street • San Diego, CA • 92122-3205 • 858-457-3873 • 858-457-1650 fax • email: vince@san.rr.com

SUMMARY BIOLOGY REPORT

To: Mr. Wayne Beauvais

From: Vince Scheidt, Consulting Biologist
Shannon Allen, Consulting Biologist 

RECEIVED
SEP 14 2010

DEPARTMENT OF PLANNING
AND LAND USE

Date: Final June 9, 2010

RE: Biological Resources, Project Impacts, and Mitigation - TM 5315, ER 03-02-035, Valley Center

Per your recent request, we have completed a biology field study of the Beauvais Tentative Map project, TM 5313, located off Old Castle Road in the community of Valley Center in unincorporated San Diego County, California. The purpose of this survey (conducted on 17 April 2002 and 23 July 2003) was to identify the site's flora and fauna (Table 1), the onsite habitat-types, potential project impacts, and mitigation if required. As a result of this study, we are able to summarize the following biological issues as they relate to site development as proposed.

Habitats

- Southern Mixed Chaparral (Holland Code #37120) - 23.2 acres

The TM 5315 property supports 100 percent Southern Mixed Chaparral (SMC) vegetation. Indicators in this habitat include Scrub Oak (*Quercus berberidifolia*), Chamise (*Adenostoma fasciculatum*), Mission Manzanita (*Xylococcus bicolor*), and other tall, hard-woody shrubs. This vegetation is dense and impenetrable in most areas of the site, although several trails allow access to the interior of the property. The habitat onsite, although a bit senescent due to fire suppression, is relatively high, supporting at least one sensitive species.

- Urban/Developed (Holland Code #12000) - offsite

Development is present on offsite properties to the east and west. These areas are mostly unvegetated or planted with landscape plantings. The roadbed of Old Castle Road to the north also supports development in the form of pavement.

- Southern Willow Scrub (Holland Code #63320) - offsite

Southern Willow Scrub vegetation is represented by two small stands of Arroyo Willows (*Salix lasiolepis*) located southeast and southwest of the property within the floodway of a minor drainage that runs along the southern property edge.

- Orchards and Vineyards (Holland Code #18100) - offsite

Active agriculture in the form of citrus and avocado groves is found offsite to the north and south. These habitats support active plantings with typical grove weeds beneath the tree canopy. The avocado grove to the south appears to be converting from one type avocado to another.

RPO/CDFG Wetlands

Two small riparian areas are located offsite along the southern property line. These features qualify as Resource Protection Ordinance (RPO) and California Department of Fish and Game (CDFG)-defined wetlands. They may also qualify as federal (ACoE) wetlands, although they are located entirely offsite. The TM 5315 site itself does not support any wetland habitats.

Flora and Fauna

Eighty-one species of vascular plants and nineteen species of animals were detected during the field survey of the property. These are listed in Table 1. This list represents a characteristic flora and fauna associated with mostly intact, chaparral-based habitats in this part of San Diego County. All of the species detected are common to this area.

Sensitive Species

Although no sensitive plants were detected, one sensitive animal was detected during the field surveys. This is Orange-throated Whiptail (*Cnemidophorus hyperythrus*), an alert and active diurnal ground lizard restricted to areas of relatively intact native vegetation where soils are sufficiently friable to allow burrowing and foraging. *C. hyperythrus* occurs from extreme southwestern California into northern Baja California, Mexico. It is relatively abundant where it still remains, although major portions of its former range have been lost to urbanization and agricultural land conversions, particularly in the coastal lowland.

Orange-throated Whiptail is considered "threatened" by the San Diego Herpetological Society, is fully protected by the California Department of Fish and Game, and is a state and federal "Species of Concern". Approximately 65 to 75% of the documented historical distribution of this species has been replaced by urban and agricultural developments.

Three specimens of this cryptic lizard species were observed during the course of the survey. All were located in open patches at the edge of areas of dense brush. This species is relatively common in this part of the County, occurring in many open areas.

In addition to Orange-throated Whiptail, various wide-ranging or cryptic species might be anticipated to occur on the TM 5315 site. No critical or highly sensitive populations of any species would be anticipated, however. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, is presented in Table 3.

Project Impacts and Mitigation Requirements

The subdivision and subsequent development of this property is subject to review under the California Environmental Quality Act (CEQA) and the County's Resource Protection Ordinance (RPO). This means that the County requires that you identify project-related impacts to native habitat and species, and provide mitigation to keep all impacts at a level that is not "significant". Project-related impacts, as we have identified them, are presented in Table 2.

Future development of the TM 5315 site would result in a loss of 23.2 acres of SMC vegetation. Impacts to this habitat are considered potentially "significant", as it is defined by CEQA and the RPO. County policy requires mitigation for project impacts to SMC vegetation.

At this time, in order to reduce all project impacts (see Table 2) to "less than significant", as defined by CEQA, and satisfy the County policy of requiring mitigation for impacts to SMC, the following mitigation measure is recommended:

1. Provide offsite mitigation at a 1/2-to-1 ratio for all impacts to SMC vegetation onsite.

Thus, 11.6 acre-credits of SMC must be secured in a County-approved Mitigation Bank supporting such resources. The stated ratio (1/2-to-1) assumes that the credits to be secured in a County-approved location and is based on the presence of at least one sensitive species in association with the onsite habitat. A logical choice for the purchase of offsite SMC mitigation credits would be the Daley Ranch Conservation Bank in the City of Escondido, although the applicant would be free to select any other County-approved location. Within the Daley Ranch Conservation Bank are 2,842 Conservation Credits approved for use as mitigation of five categories of species and habitat, including Chaparral. The securement of these credits should be made a Specific Condition of Project Approval.

Thanks for the opportunity to provide this summary biological study and project impact analysis. Please contact us if you have any questions.

Table 1. Flora and Fauna Detected - TM 5315

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Adenostoma fasciculatum</i>	Chamise
<i>Amaranthus albus</i> *	White Tumbleweed
<i>Ambrosia psilostachya</i>	Western Ragweed
<i>Amsinckia intermedia</i>	Fiddleneck
<i>Anagallis arvensis</i> *	Scarlet Pimpernel
<i>Antirrhinum nuttallianum</i>	Nuttall's Snapdragon
<i>Artemisia californica</i>	California Sagebrush
<i>Asparagus sprengeri</i> *	Sprenger's Ornamental Asparagus
<i>Avena fatua</i> *	Wild Oat
<i>Baccharis pilularis</i>	Coyote Brush
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus mollis</i> *	Soft Brome
<i>Bromus rubens</i> *	Foxtail Brome
<i>Camissonia bistorta</i>	Southern Sun Cup
<i>Camissonia californica</i>	False Mustard
<i>Carduus tenuiflorus</i>	Italian Thistle
<i>Ceanothus tomentosus</i>	Ramona Lilac
<i>Centaurea melitensis</i> *	Tocalote
<i>Centaureum venustum</i>	Canchalagua
<i>Cercocarpus minutiflorus</i>	San Diego Mountain Mahogany
<i>Chaenactis artemisiaefolia</i>	White Pincushion
<i>Chaenactis glabriuscula</i>	Yellow Pincushion
<i>Chenopodium</i> sp.	Goosefoot
<i>Clarkia</i> sp.	Clarkia
<i>Conyza canadensis</i> *	Common Horseweed
<i>Cordylanthus filifolius</i>	Chaparral Bird's-beak
<i>Corethrogyne filaginifolia</i> var. <i>virgata</i>	Sand Aster
<i>Daucus pusillus</i>	Rattlesnake Weed
<i>Diplacus aurantiacus</i>	San Diego Monkeyflower
<i>Eremocarpus setigerus</i>	Dove Weed
<i>Eriogonum fasciculatum</i>	Flat-top Buckwheat
<i>Eriophyllum confertiflorum</i>	Golden Yarrow
<i>Eucrypta chrysanthemifolia</i>	Common Eucrypta
<i>Filago gallica</i> *	Narrow-leaf Filago
<i>Galium angustifolium</i>	Narrow-leaf Bedstraw
<i>Gnaphalium bicolor</i>	Bicolor Cudweed
<i>Gnaphalium californicum</i>	California Cudweed
<i>Gnaphalium canescens</i>	Cudweed
<i>Haplopappus squarrosus</i>	Hazardia
<i>Hemizonia fasciculata</i>	Common Tarplant
<i>Heterotheca grandiflora</i> *	Telegraph Weed
<i>Juncus</i> sp.	Rush
<i>Keckiella antirrhinoides</i>	Yellow Bush Penstemon
<i>Keckiella cordifolia</i>	Climbing Bush Penstemon
<i>Lactuca serriola</i> *	Wild Lettuce
<i>Lomatium lucidum</i>	Shining Lomatium
<i>Lonicera subspicata</i>	Wild Honeysuckle
<i>Malosma laurina</i>	Laurel Sumac
<i>Marah macrocarpus</i>	Man Root

Table 1. Flora and Fauna Detected - TM 531 (continued)

Scientific Name

Common Name

Plants (cont)

Marrubium vulgare *

Melica imperfecta

Mimulus sp.

Muhlenbergia rigens

Navarretia hamata

Nicotiana glauca *

Oryzopsis miliacea *

Perezia microcephala

Phacelia grandiflora

Prunus ilicifolia

Pterostegia drymarioides

Quercus berberidifolia

Rhamnus crocea

Rhamnus ilicifolia

Rhus ovata

Rhus trilobata

Ribes indecorum

Salsola pestifer *

Salvia apiana

Salvia columbariae

Salvia mellifera

Sambucus mexicanus

Schinus molle *

Scrophularia californica

Solanum xanti

Sonchus oleraceus *

Stipa pulchra

Ulmus parvifolia *

Xylococcus bicolor

Yucca schidigera

Yucca whipplei

Horehound

Coast Range Melic

Monkeyflower

Deer Grass

Skunkweed

Tree Tobacco

Indian Rice Grass

Sacapellote

Big-flower Phacelia

Holly-leaf Cherry

Thread Stem

Interior Scrub Oak

Redberry

Redberry

Sugarbush

Squawbush

Winter Currant

Russian Thistle

White Sage

Chia

Black Sage

Elderberry

Peruvian Peppertree

Bee Plant

Chaparral Nightshade

Sow Thistle

Purple Stipa

Chinese Elm

Mission Manzanita

Mojave Yucca

Our Lord's Candle

Birds

Aphelocoma coerulescens

Buteo jamaicensis

Callipepla californica

Carpodacus mexicanus

Chamaea fasciata

Corvus corax

Hirundo pyrrhonota

Mimus polyglottos

Pipilo crissalis

Psaltiriparus minimus

Zenaida macroura

Scrub Jay

Red-tailed Hawk

California Quail

Housefinch

Wrentit

Common Raven

Cliff Swallow

Mockingbird

California Towhee

Bushtit

Mourning Dove

Mammals

Canis latrans

Neotoma sp.

Coyote

Woodrat

Table 1. Flora and Fauna Detected - TM 531 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Mammals (cont)</u>	
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus</i> sp.	Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Sceloporus occidentalis</i>	Western Fence Lizard
<i>Cnemidophorus hyperythrus beldingi</i>	Orange-throated Whiptail
<u>Butterflies</u>	
<i>Junonia coenia</i>	Buckeye

* - non-native taxon

Bold – sensitive species

Table 2. Impact/Mitigation Analysis - TM 5315

<u>Biological Resource</u>	<u>Onsite Acres</u> <u>(Pre-development)</u>	<u>Acres Preserved</u> <u>(Post-development)</u>	<u>Acres Impacted</u> <u>(Post-development)</u>	<u>Mitigation</u> <u>Required</u>
Southern Mixed Chaparral	23.2 acres	none	23.2 acres	11.6 acres @ ½ -to-1
Southern Willow Scrub	none	n/a	none	n/a
Orchards and Vineyards	none	n/a	none	n/a
Urban/Developed	none	n/a	n/a	none

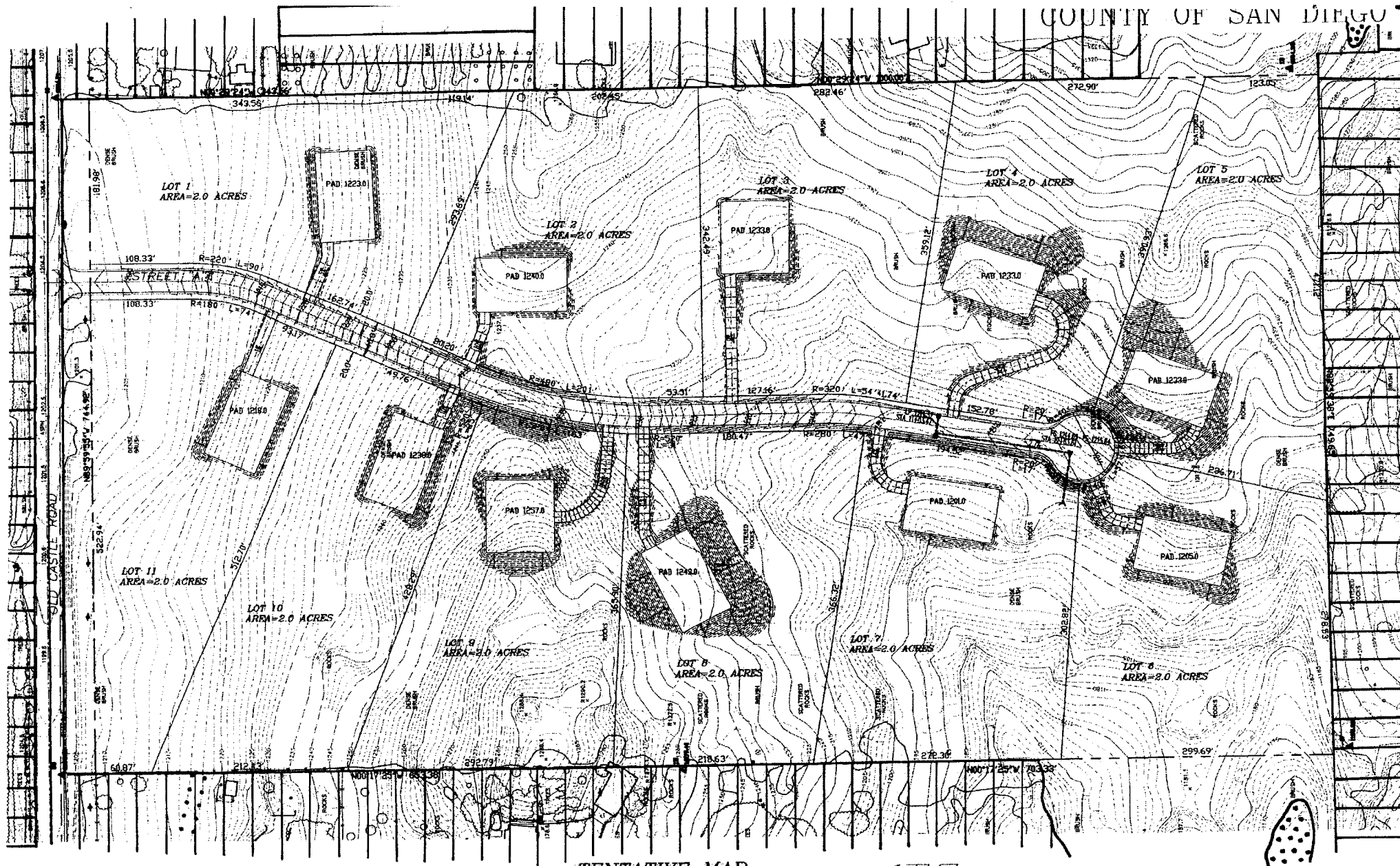
Table 3. Sensitive Species Known from the Vicinity - TM 5315

Scientific Name	Common Name	Federally Endangered	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Kiparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Pinyon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Pools	Lakes and bays	Probability of Occurrence
<i>Taxidea taxus</i>	American badger			X	X	X		X	X	X		X		X	X			X			L
<i>Chamaebatia australis</i>	Southern Mountain Misery				X				X												L
<i>Bufo microscaphus californicus</i>	Arroyo toad	X		X	X	X	X	X	X									X			L
<i>Amphispiza belli belli</i>	Bell's sage sparrow			X	X				X												M
<i>Nyctinomops macrotis</i>	Big free-tailed bat			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M
<i>Nolina cismontana</i>	Chaparral beargrass				X				X												L
<i>Salvadora hexalepis virgulata</i>	Coast patch-nosed snake			X	X				X			X									M
<i>Cnemidophorus tigris multiscutatus</i>	Coastal western whiptail				X		X	X	X												M
<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse			X	X	X		X	X	X											M
<i>Monardella hypoleuca lanata</i>	Felt leaved rock mint				X				X												M
<i>Polygala cornuta fishiae</i>	Fish's milkwort				X				X												L
<i>Myotis thysanodes</i>	Fringed myotis				X		X	X	X	X	X	X						X			L
<i>Senecio ganderi</i>	Gander's butterweed		X		X				X												L
<i>Aquila chrysaetos</i>	Golden eagle			X	X	X		X	X	X	X	X									L
<i>Eumops perotis californicus</i>	Greater western mastiff bat			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<i>Perognathus longimembris internationalis</i>	Jacumba little pocket mouse													X	X				X		M
<i>Myotis evotis</i>	Long eared myotis				X		X	X	X	X	X	X						X			M
<i>Myotis volans</i>	Long legged myotis				X		X	X	X	X	X	X						X			M
<i>Felis concolor</i>	Mountain lion			X	X		X	X	X	X	X	X		X	X			X			L
<i>Crotalus ruber ruber</i>	Northern red diamond rattlesnake			X	X				X			X		X							M
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail			X	X	X	X		X												O
<i>Antrozous pallidus</i>	Pallid bat			X	X	X	X	X	X	X	X	X		X	X			X			M
<i>Tetracoccus dioicus</i>	Parry's tetracoccus				X				X												L
<i>Chorizanthe leptotheca</i>	Peninsular spine flower				X				X												L
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M
<i>Horkelia truncata</i>	Ramona horkelia				X																L
<i>Bassariscus astutus</i>	Ringtail				X				X												L
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit			X	X	X		X	X	X	X										L
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard			X	X	X	X		X	X											M
<i>Diadophis punctatus similis</i>	San Diego ringneck snake			X	X		X	X	X	X	X										M
<i>Myotis ciliolabrum</i>	Small-footed myotis				X		X	X	X	X	X	X		X				X			M
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse			X	X	X			X												L
<i>Odocoileus hemionus</i>	Southern mule deer			X	X	X	X	X	X	X	X	X		X	X			X			M
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat				X	X	X	X	X	X	X	X		X	X			X			M
<i>Cathartes aura</i>	Turkey vulture			X	X	X	X	X	X	X	X										M
<i>Myotis yumanensis</i>	Yuma myotis			X	X	X	X	X	X	X	X	X	X			X	X	X		X	M

Probability of Occurrence Codes:

L - Low Probability; rare species in area, and no significant habitat (animals); or distinctive perennial that would not have been missed if present onsite (plants). M - Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals); or could occur onsite, but very rare, and/or poorly known (plants). H - High Probability; nearly certain to occur onsite on a regular basis (animals), but cryptic; or ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants). O - Observed; see text for detailed discussion.

Attachment A. Vegetation Exhibit - TM 5315



TENTATIVE MAP

SCALE 1" = 60'

LEGEND

- = Southern Mixed Chaparral (Holland Code 37120)
- = Southern Willow Scrub (Holland Code 63320)

- = Orchards and Vineyards (Holland Code 181)
- = Urban/Developed (Holland Code 12000)

Prepared by:

VINCENT N. SCHEIDT, MA
CERTIFIED BIOLOGICAL CONSULTANT

Attachment B. CNDDDB Form - TM 5315

California Native Species Field Survey Form

Mail to:
Natural Diversity Database
California Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814

For Office Use Only

Date of Field Work: 7 - 23 - 2003
month (mm) date (dd) year (yyyy)

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Scientific Name: *Cnemidophorus hyperythrus*

Common Name: Orange-throated Whiptail

Species Found? ☒ yes ☐ no If not, why? _____
Total No. Individuals 3 Subsequent Visit? ☐ yes ☒ no
Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego, CA 92122
Email Address: Vince@san.rn.com
Phone: (858) 457-3873

Plant Information

Phenology: _____
% vegetative _____ % flowering _____ % fruiting _____

Animal Information

Age Structure: 3
adults _____ # juveniles _____ # unknown _____
☐ breeding ☐ wintering ☐ burrow site ☐ rockery ☐ nesting ☐ other

Location (please also attach or draw map on back)

(Map attached)

County: San Diego Landowner / Mgr.: Private
Quad Name: _____ Elevation: _____
T _____ R _____ 1/4 of _____ 1/4 of Section _____ T _____ R _____ 1/4 of _____ 1/4 of Section _____
UTM: Zone: _____ (10, 11) Datum: _____ (NAD83, NAD27, WGS84, other)
Source: _____ (GPS, map & type, etc.) Point Accuracy: _____ Meters
UTM Coordinates _____

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope)

Dense Southern Mixed Chaparral. Indicators include Scrub Oak (*Quercus berberidifolia*), Chamise (*Adenostoma fasciculatum*), Mission Manzanita (*Xyleococcus bicolor*), and other tall, hard-woody shrubs. This vegetation is dense and impenetrable in most areas of the site, although several trails allow access to the interior of the property. The habitat onsite, although a bit senescent due to fire suppression, is relatively high.

Other rare species? _____

Site Information Overall site quality: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Current / surrounding land use: Site currently vacant

Visible disturbances / possible threats: Site to be developed with 11 homes

Comments: _____

Determination: (check one or more, and fill in blanks)

- ☒ Keyed (cite reference): Stebbins
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

	Slide	Print
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? ☐ yes ☐ no